

***Village of Barrington
Architectural Review Commission
Minutes Summary***

Date: July 27, 2006

Time: 7:00 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: John Julian, Chairperson
Joe Coath, Vice Chairperson
Karen Plummer, Commissioner
Marty O'Donnell, Commissioner
Steve Petersen, Commissioner

Staff Member: Brooke Zurek, Planner.

Call to Order

Mr. Julian called the scheduled meeting to order at 7:08 PM.

Roll call noted the following: John Julian III, Chairperson, present; Joe Coath, Vice Chair, present; Mimi Troy, absent; Marty O'Donnell, present; Stephen Petersen, present; Karen Plummer, absent.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Mr. Julian announced the order of proceedings.

Old Business

ARC 06-07 Hurzeler New SFR, 132 West Lincoln Street (Historic) Preliminary Meeting

Petitioners: John Hurzeler, Property Owner
Harry Burroughs, Architect

The applicant is seeking a Certificate of Appropriateness for new construction of a non-contributing single-family house in the Historic District. The proposed structure is a two-story house with an attached garage in the rear. This is the Petitioner's second preliminary meeting before the ARC.

Mr. Burroughs gave an overview of the new proposal. He explained how the plans have changed such that the garage is now side-facing and rear-loading. It is, although, still attached to the house. Mr. Burroughs explained that this is a good compromise to having a front-loading garage, as was proposed at the initial preliminary meeting.

Ms. Plummer entered the meeting at 7:14 PM.

Mr. Julian asked Staff for comments.

Ms. Zurek listed the following points that the ARC should review with the Petitioner:

- Massing of the structure,
- Use of a rear-loading attached garage,
- Vast stretch of wall space located towards the rear of the west elevation,
- All building materials proposed.

Mr. Julian asked the Commissioners for their thoughts.

The following comments were made by the Commissioners:

- The plans appear to express two different architectural styles.
- The front double gable is inappropriate for the proposed style of the house.
- Explore options for creating a detached garage.
- The scale of the front porch is inappropriate.
- Explore options for the uninterrupted west façade.
- Use a vertical fascia instead of a right angle.

New Business

ARC 06-25 Christian Science Alterations, 125 East Main Street (Non-Historic) Public Meeting

Petitioner: James Boyd, Board of Directors, First Church of Christ, Scientist

The applicant is seeking a Certificate of Approval for alterations to the rear façade of the Christian Science Reading Room, which faces Cook Street Plaza's newly developed courtyard.

Mr. Boyd gave an overview of the project. Mr. Boyd explained that they would like to add a new exit from an apartment, replace an existing door from the store, and add two awnings with signage.

Mr. Julian asked Staff for comments.

Ms. Zurek listed the following details that the ARC should review with the Petitioner:

- Door material
- Awning material
- Door trim material
- Stoop material

Ms. Zurek also stated that a condition of the petition should require the awning material be woven.

Mr. Julian asked the Commissions for comment.

The Commissioners discussed the possible reuse of the existing door from the store. Mr. Boyd was asked why he was replacing the door.

Mr. Boyd said he would like to let more light into the store by installing a new door with a sidelight. He also stated that the existing door is in very poor condition.

The Commissioners decided that a site visit would be necessary to determine if the door could be salvaged. Mr. Coath and Mr. Petersen would make the visit.

The Commissioners asked the Petitioner to bring back the following details for ARC review at the next meeting on August 10, 2006:

- Awning fabric and color sample
- Awning sign font sample
- Details of the railings.

ARC 06-26 Salem United Methodist Church Amendment 115 W. Lincoln (Historic) Public Meeting

Petitioners: Jim Skomer, Church Board and Building Committee

Edward Keating, Chair, Board of Trustees

The Petitioners are seeking final approval on two items: First, per the PUD Ordinance, a fence must be constructed along the west and north property lines of 418 S. Hough Street. Also indicated in the Ordinance is that the fence must receive ARC approval before the building permit can be issued for the fence. Second, the main window of the east elevation of the Church was not constructed as approved. The Petitioners are seeking approval among their alternative plans.

Mr. Skomer gave an overview of the proposed fence. He explained that they are required to provide a six (6) foot board-on-board fence along the west and north property lines of 418 S. Hough. This fence is required by the PUD. It will serve as screening, as requested by the neighbor at 418 S. Hough. Mr. Skomer provided a picture of what the proposed fence will look like.

Mr. Julian asked for comment among the Commissioners.

A discussion was held about the appearance and height of the board-on-board fence. They would prefer to see an open fence, especially wrought iron or wood picket.

Mr. Julian asked Staff what was specifically stated in the Ordinance.

Ms. Zurek read from the Ordinance, “the Owner, at its sole cost and expense, shall install and maintain a six foot high fence along the west property line of 418 South Hough Street. Prior to the issuance of any building permit, the Owner shall prepare a design plan for the fence and shall submit such design plan to and obtain the approval thereof the Appearance Review Committee.” She added, the Ordinance does not specifically call out board-on-board or that the fence shall be installed along the north property line.

Mr. Skomer indicated that an agreement was reached among the property owner at 418 South Hough and the Church that the fence would be board-on-board and that it would also be installed on the north property line. Mr. Skomer referred to the letter that was provided in the current ARC submittal. The letter addressed to Jeff O’Brian, former Village Planner, indicates the fence specifications that Mr. Skomer provided.

Mr. Julian said that technically those specifications are not called out in the Ordinance and that the fence does not have to be approved as such.

Based on the consensus among the Commission that an open fence would be preferred, they discussed alternatives.

Ms. Zurek added that normally under zoning, a six foot closed fence would not be allowed along the entire west property line. Along the exterior corner side setback of ten feet, only a 3 foot open fence would be allowed.

The Commission reached consensus that they will approve a six foot board-on-board fence along the north property line and along the west property line up to thirteen feet from the corner side property line. They recommend providing a three foot wood picket fence along the ten feet of the west property line that is in the corner side setback. Then, the fence could be transitioned to a six foot board-on-board for three feet along the west property line.

Staff will discuss the logistics of the fence and how it relates to the intent of the Ordinance and will respond to the Petitioner at a later date.

Mr. Skomer presented the three alternative options for the narthex windows to the Commission. The first option is to leave them as constructed, which is not as approved. The second option is to create simulated divided lights. The third option is to create true divided lights. Mr. Skomer explained that their preferred option is to approve the windows as constructed.

The Commissioners discussed the ramifications of approving construction that is not built as originally approved.

A Commissioner suggested adding stained glass to the windows as they are presently constructed. The consensus among Commissioners was that this would look appealing. They asked the Petitioner if the Church would like to add stained glass to the windows.

Mr. Skomer said they would like that, but they could not guarantee the installation of stained glass in the near future due to the high costs.

The Commissioners decided a site visit would be necessary to decide which option is best. Mr. Coath and Mr. Petersen will make a visit to the Church.

Other Business

Ms. Zurek stated she had no business to discuss.

Minutes

Meeting minutes for July 13, 2006 were reviewed. No changes were noted.

Mr. Petersen made a motion to approve the minutes from July 13, 2006. Ms. Plummer seconded the motion.

Aye: Coath, O'Donnell, Petersen, Plummer, Julian. Nay: None. Absent: Troy. Motion carried.

Adjournment

Ms. Plummer moved to adjourn the meeting. Mr. O'Donnell seconded the motion.

Aye: Coath, O'Donnell, Petersen, Plummer, Julian. Nay: None. Absent: Troy. Motion carried.

Meeting adjourned at 9:13 PM

Respectfully submitted,

Brooke Zurek
Planner

John Julian III, Chairperson
Architectural Review Commission